



## **Request for City Council Committee Action From the Department of Public Works**

**Date:** October 9, 2012

**To:** Honorable Sandra Colvin Roy, Chair, Transportation and Public Works Committee

**Subject:** **Uptown (Hennepin-Lake), Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48<sup>th</sup> Street East and Chicago Avenue South and 43<sup>rd</sup> St W, Upton Av S (Linden Hills) Special Service Districts, Proposed Services and Service Charges for 2013: Public Hearings**

**Recommendation:**

Passage and summary publication of a Resolution for the Uptown, Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48<sup>th</sup> Street East and Chicago Avenue South, and 43<sup>rd</sup> St W and Upton Av S Special Service Districts:

- A. Approving the special services and the budget cost estimates in the lump sum total amount of \$896,000 for 2013;
- B. Approving service charges and the lists of service charges (assessments) in the lump sum total amount of \$979,396 for 2013;
- C. Directing the City Clerk to transmit certified copies of the lists of service charges to the Hennepin County Auditor; and
- D. Directing the City Engineer to proceed with the work.

**Previous Directives:**

Transportation and Public Works Committee meeting of September 11, 2012, directing staff to give notice of public hearings to be held on October 9, 2012.

**Prepared by:** Suzette R. Hjermstad, Real Estate Investigator II, 673-2401  
Andrew Carlson, Project Manager, Transportation Maintenance & Repair

**Approved by:** \_\_\_\_\_  
Steve Kotke, P. E., City Engineer, Director of Public Works

**Presenters:** Andrew Carlson, Project Manager, Transportation Maintenance & Repair

Permanent Review Committee (PRC)  
Policy Review Group

Approval: Not applicable  
Approval: Not applicable

**Financial Impact**

Special assessment against benefited properties

**Community Impact**

**Neighborhood Notification:** Public hearing notices sent out no less than 10 days prior to public hearing

**City Goals:** The city's infrastructure will be well-maintained; streets will be destinations.

**Comprehensive Plan:** Consistent

**Zoning Code:** Not Applicable

**Background/Supporting Information**

Each year, the Special Service District Advisory Boards recommend the services, estimated budgets and assessment methodology for the coming year for their respective Special Service District. These service charges would be collected on the 2013 real estate taxes in the same manner as special assessments. There is no interest charge applied. Each affected property owner was mailed a notice of public hearing with the service charge amount 10 days in advance of the public hearing.

Riverview Special Service District does not have any services or service charges for 2013, and therefore is not included in these scheduled public hearings.

## 1. UPTOWN SPECIAL SERVICE DISTRICT

The Uptown Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1.	Sidewalk Snow Services	\$205,000
2.	Sidewalk Sweeping & Cleaning	\$ 35,000
3.	Trash Receptacle Servicing	\$ 28,000
4.	Seasonal Lighting	\$ 60,000
5.	Streetscape Maintenance and Repair	<u>\$ 22,000</u>
	TOTAL	\$350,000

The service charges are set up such that 100% of the cost of these services (\$350,000 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 were more than the service charges revenues through 2011 by \$3,806. As provided for in Section 438.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$353,806 (\$350,000 plus \$3,806).

The service charges for 2013 have been calculated according to the methods recommended by the Advisory Board which are a combination of abutting property frontage (lineal) method and land and building value method for the Sidewalk Snow Services, Trash, Lighting, and Streetscape services.

If approved, the 2013 service charges of \$353,806 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$353,806 to be collected in 2013 is \$25,705 more than the amount of \$328,101 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the Uptown Special Service District.

## 2. DINKYTOWN SPECIAL SERVICE DISTRICT

The Dinkytown Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1. Sidewalk Snow Services	\$56,000
2. Seasonal Lighting.	\$33,000
3. Litter Management	\$12,000
4. Banners	\$ 2,500
5. Streetscape Maintenance & Repair	<u>\$ 3,000</u>
TOTAL	\$106,500

The service charges are set up such that 100% of the cost of these services (\$106,500 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 were more than the service charges revenues through 2011 by \$32,688. As provided for in Section 444.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$139,188 (\$106,500 plus \$32,688).

The service charges for 2013 have been calculated according to the methods recommended by the Advisory Board which are: (1) There is a \$200 charge to each tax parcel receiving Sidewalk Snow Services, Trash and Landscape Services. The remaining costs for Sidewalk Snow Services, Trash and Landscape Services are charged to these tax parcels using an abutting property frontage (lineal) method. (2) The Dinkytown Area Promotional Services, Tree Lighting and Banners are charged on a lineal method to all parcels receiving Sidewalk Snow Services, Trash and Landscape Services plus two additional parcels (UTEC and Chateau Cooperative for the commercial unit in the cooperative).

If approved, the 2013 service charges of \$139,188 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$139,188 to be collected in 2013 is \$19,823 less than the amount of \$159,011 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the Dinkytown Special Service District.

### 3. CENTRAL AVENUE SPECIAL SERVICE DISTRICT

The Central Avenue Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1. Sidewalk Snow Services	\$41,000
2. Misc. Landscaping and Tree Maintenance	\$ 7,000
3. Streetscape Maintenance & Repair	\$ 6,000
4. Decorative Lighting	<u>\$23,000</u>
TOTAL	\$77,000

The service charges are set up such that 100% of the cost of these services (\$77,000 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 were more than the service charges revenues through 2011 by \$38,727. As provided for in Section 446.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$115,727 (\$77,000 plus \$38,727).

The service charges for 2013 have been calculated according to the method recommended by the Advisory Board which is an abutting property frontage (lineal) method.

Minneapolis Police Department Precinct Number 2 at 1911 Central Avenue Northeast is located within the Central Avenue Special Service District. This property's allocated share of the service charges for 2013 is \$8,121.95.

If approved, the 2013 service charges of \$115,727 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$115,727 to be collected in 2013 is \$17,070 more than the amount of \$98,647 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the Central Avenue Special Service District.

#### 4. NICOLLET AVENUE SOUTH SPECIAL SERVICE DISTRICT

The Nicollet Avenue South Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1. Seasonal Tree Lighting	\$62,000
2. Landscape Repair & Maintenance	\$22,000
3. Streetscape Maintenance & Repair	\$ 9,500
4. Spring/Fall Clean-up	\$ 2,500
5. Banner Replacement & Maintenance	\$ 2,000
6. Trash Receptacle Servicing	\$14,000
7. Sidewalk Snow Clearing at Corner	<u>\$20,000</u>
TOTAL	\$132,000

The service charges are set up such that 100% of the cost of these services (\$132,000 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 were more than the service charges revenues through 2011 by \$32,165. As provided for in Section 448.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$164,165 (\$132,000 plus \$32,165).

The service charges for 2013 have been calculated according to the method recommended by the Advisory Board that is a land area strip method (50 foot strip along the streets receiving the services).

If approved, the 2013 service charges of \$164,165 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$164,165 to be collected in 2013 is \$66,922 more than the amount of \$97,243 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the Nicollet Avenue South Special Service District.

## 5. STADIUM VILLAGE SPECIAL SERVICE DISTRICT

The Stadium Village Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1, Sidewalk Snow Services	\$55,000
2. Trash Receptacle Servicing	\$16,000
3. Miscellaneous Streetscape, and Landscape Maintenance & Repair	\$ 1,500
4. Banners	<u>\$ 1,000</u>
TOTAL	\$73,500

The service charges are set up such that 100% of the cost of these services (\$73,500 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 are less than the service charges revenues through 2011 by \$543. As provided for in Section 450.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$72,957 (\$73,500 minus \$543).

The service charges for 2013 have been calculated according to the methods recommended by the Advisory Board which are: Each tax parcel is charged \$250 with the remaining costs being charged by using an abutting property frontage (lineal) method. Lineal dimensions for driveways and bus shelters along a property are excluded from the calculation of service charges for the property. The lineal dimensions to use for the exclusions were provided to us by the Advisory Board.

Minneapolis Fire Department Station Number 19 at 200 Ontario Street Southeast is located within the Stadium Village Special Service District. This property's allocated share of the service charges for 2013 is \$3,396.63.

If approved, the 2013 service charges of \$72,957 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$72,957 to be collected in 2013 is \$19,757 less than the amount of \$92,714 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the Stadium Village Special Service District.

## 6. SOUTH HENNEPIN AVENUE SPECIAL SERVICE DISTRICT

The South Hennepin Avenue Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1. Sidewalk Snow Services	\$ 30,000
2. Seasonal Lighting	\$ 15,000
3. Landscape, Maintenance and Repair	\$ 48,500
4. Streetscape Maintenance and Repair	\$ 21,000
5. District Identity	\$ 1,000
6. Trash Receptacle Servicing	<u>\$ 1,500</u>
TOTAL	\$117,000

The service charges are set up such that 100% of the cost of these services (\$117,000 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 were less than the service charges revenues through 2011 by \$25,095. As provided for in Section 454.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$91,905 (\$117,000 minus \$25,095).

The service charges for 2013 have been calculated according to the method recommended by the Advisory Board that are: Each tax parcel is charged equally for Holiday Lighting, Planter Maintenance, Retaining Wall Maintenance, Tree and Shrub Replacement, and Trash Removal, with the remaining costs being charged by using an abutting property frontage (lineal) method. The services are along Hennepin Avenue South from approximately Franklin Avenue West to 28th Street West.

If approved, the 2013 service charges of \$91,905 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$91,905 to be collected in 2013 is \$30,549 less than the amount of \$122,454 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the South Hennepin Avenue Special Service District.



## 7. 48<sup>th</sup> STREET EAST AND CHICAGO AVENUE SOUTH SPECIAL SERVICE DISTRICT

The 48<sup>th</sup> Street East and Chicago Avenue South Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1. Sidewalk Snow Services	\$10,000
2. Streetscape Maintenance and Repair.	\$ 2,000
3. Parking	\$ 500
4. Litter Container Pick-up	\$ 2,000
5. Seasonal Lighting	\$ 4,500
6. Security	<u>\$ 500</u>
TOTAL	\$19,500

The service charges are set up such that 100% of the cost of these services (\$19,500 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 were less than the service charges revenues through 2011 by \$7,777. As provided for in Section 457.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$11,723 (\$19,500 minus \$7,777).

The service charges for 2013 have been calculated according to the method recommended by the Advisory Board that is the street frontage (lineal) method for the streets receiving services. The services are along Chicago Avenue South from 47<sup>th</sup> Street East to approximately mid-block between 48<sup>th</sup> and 49<sup>th</sup> Streets East.

If approved, the 2013 service charges of \$11,723 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$11,723 to be collected in 2013 is \$7,270 more than the amount of \$4,453 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the 48<sup>th</sup> Street East and Chicago Avenue South Special Service District.

8. 43<sup>rd</sup> STREET WEST AND UPTON AVENUE SOUTH (LINDEN HILLS) SPECIAL SERVICE DISTRICT

The 43<sup>rd</sup> Street West and Upton Avenue South Special Service District Advisory Board has recommended the services for 2013 which along with the estimated costs for 2013 are as follows:

1. Sidewalk Snow Services	\$ 500
2. Streetscape Maintenance and Repair.	\$ 500
3. Landscape Maintenance & Repair	\$8,000
4. Decorative Lighting	\$9,500
5. Trash Receptacle Servicing	\$1,000
6. District Identity	<u>\$1,000</u>
TOTAL	\$20,500

The service charges are set up such that 100% of the cost of these services (\$20,500 estimated for 2013) is recovered from the affected properties. However, the expenditures for services through 2011 are more than the service charges revenues by \$9,425. As provided for in Section 452.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2013 is \$29,925 (\$20,500 plus \$9,425).

The service charges for 2013 have been calculated according to the same method as the original streetscape assessments that is: the street frontage (lineal) method for 33.33% of the cost, parcel area (square foot) method for 33.33% of the cost and land and building market value method for 33.33% of the costs for the streets receiving services. The services are along Upton and Sheridan Avenues S from approximately mid-block between 42<sup>nd</sup> St W and 43<sup>rd</sup> St W to approximately 170 feet South of 44<sup>th</sup> St W, 43<sup>rd</sup> St W from Vincent Ave S to approximately 300 feet east of Sheridan Ave S and 44<sup>th</sup> St W from Sheridan Ave S to approximately 135 feet West of Sheridan Ave S.

If approved, the 2013 service charges of \$29,925 would be collected on the 2013 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$29,925 to be collected in 2013 is \$10,942 more than the amount of \$18,983 collected in 2012.

Staff recommends approval of the services and service charges for 2013 in the 43<sup>rd</sup> Street West and Upton Avenue South Special Service District.

Cc: Council Member Kevin Reich  
Council Member Cam Gordon  
Council Member Diane Hofstede  
Council Member Robert Lilligren  
Council Member Lisa Goodman  
Council Member Elizabeth Glidden  
Council Member Meg Tuthill  
Greg Goeke, Director, Property Services  
Timothy Dolan, Minneapolis Police Chief  
John Fruetel, Minneapolis Fire Chief

**T&PW** - Your committee, having under consideration the Uptown, Dinkytown, Central Av, Nicollet Av S, Stadium Village, S Hennepin Av, 48<sup>th</sup> St E and Chicago Av S and 43<sup>rd</sup> St W and Upton Av S (Linden Hills) Special Service Districts, now recommends passage and summary publication of the accompanying resolution approving special services, the cost estimates, service charges and the lists of service charges for 2013 in the Uptown, Dinkytown, Central Av, Nicollet Av S, Stadium Village, S Hennepin Av, 48<sup>th</sup> St E and Chicago Av S and 43<sup>rd</sup> St W and Upton Av S (Linden Hills) Service Districts and directing the City Engineer to proceed with the work.

**Colvin Roy**

**Approving special services, the cost estimates, service charges and the lists of service charges for 2013 in the Uptown, Dinkytown, Central Av, Nicollet Av S, Stadium Village, S Hennepin Av, 48<sup>th</sup> St E and Chicago Av S and 43<sup>rd</sup> St W and Upton Av S Special Service Districts and directing the City Engineer to proceed with the work.**

Whereas, public hearings were held on October 9, 2012 in accordance with Laws of Minnesota, 1985, Chapter 302, Laws of Minnesota, 1993, Chapter 375, Article 5, Sections 35 through 38, Laws of Minnesota, 1995, Chapter 264, Article 3, Section 28, Laws of Minnesota, 1996, Chapter 471, Article 8, Section 44 and Chapters 438, 444, 446, 450, 452, 454, and 457 of the Minneapolis Code of Ordinances to consider the proposed special services, the proposed service charges and the proposed lists of service charges as more particularly described in Petn No \_\_\_\_\_ on file in the Office of the City Clerk and to consider all written and oral objections and statements regarding this matter;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the proposed special services, the proposed cost estimate in the total amount of \$350,000 for 2013 and the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$353,806 (amount remaining after adjusting the cost estimate of \$350,000 for previous years' unexpended balances and additional costs as provided for in Section 438.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Uptown Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$106,500 for 2013 and the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$139,188 (amount remaining after adjusting the cost estimate of \$106,500

for previous years' unexpended balances and additional costs as provided for in Section 444.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Dinkytown Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$77,000 for 2013 and the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$115,727 (amount remaining after adjusting the cost estimate of \$77,000 for previous years' unexpended balances and additional costs as provided for in Section 446.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Central Avenue Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$132,000 for 2013 and the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$164,165 (amount remaining after adjusting the cost estimate of \$132,000 for previous years' unexpended balances and additional costs as provided for in Section 448.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the Nicollet Avenue South Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$73,500 for 2013 and the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$72,957 (amount remaining after adjusting the cost estimate of \$73,500 for previous years' unexpended balances and additional costs as provided for in Section 450.70 of the Minneapolis Code of Ordinances) as prepared by the City

Engineer and on file in the Office of the City Clerk be and hereby are approved for the Stadium Village Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$117,000 for 2013 and that the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$91,905 (amount remaining after adjusting the cost estimate of \$117,000 for previous years' unexpended balances and additional costs as provided for in Section 454.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the South Hennepin Avenue Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$19,500 for 2013 and that the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$11,723 (amount remaining after adjusting the cost estimate of \$19,500 for previous years' unexpended balances and additional costs as provided for in Section 457.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the 48<sup>th</sup> Street East and Chicago Avenue South Special Service District.

Be It Further Resolved that the proposed special services, the proposed cost estimate in the total amount of \$20,500 for 2013 and that the proposed service charges and the proposed list of service charges (special assessments) for 2013 in the total amount of \$29,925 (amount remaining after adjusting the cost estimate of \$20,500 for previous years' unexpended balances and additional costs as provided for in Section 452.70 of the Minneapolis Code of Ordinances) as prepared by the City Engineer and on file in the Office of the City Clerk be and hereby are approved for the 43<sup>rd</sup> Street West and Upton Avenue South Special Service District.

Be It Further Resolved that the City Engineer is hereby directed to proceed with the work.

Be It Further Resolved that the service charges be collected in one (1) installment on the 2013 real estate tax statements in the same manner as special assessments without interest charges and that the City Clerk is hereby directed to transmit certified copies of said lists of service charges to the Hennepin County Auditor.